

KENTUCKY BOARD OF HOME INSPECTORS
MEETING MINUTES
July 14, 2015

A regular meeting of the Kentucky Board of Home Inspectors was held at the Office of Occupations and Professions in Frankfort, KY on July 14, 2015.

MEMBERS PRESENT

James A. Chandler, Chairman
Mark G. Oerther, Vice Chairman
Edward "Neal" Tong
Welford "Bud" Wenk
Robert P. Johnson
Kevin Farris
Mitch D. Buchanan

MEMBERS ABSENT

Ken Fister
Mariah Gratz

OCCUPATIONS AND PROFESSIONS STAFF

Megan Woodson, Board Administrator
Diana Jarboe, Board Administrator

OFFICE OF THE ATTORNEY GENERAL

Brian Judy, Office of the Attorney General

GUESTS

Michael Patton - KREIA
Robert Curstinger – Curstinger Home Inspections
Steve Keeney, PLI
Don Gaines, A-PASS Weikel

CALL TO ORDER

Mr. Chandler called the meeting to order at 10:29 a.m.

MINUTES

A motion was made by Mr. Tong to approve the meeting minutes from June 9, 2015. Mr. Buchanan seconded that motion and it carried.

MONTHLY FINANCIAL REPORT

The financial statement for June 2015 was reviewed by the Board.

LICENSURE STATUS REPORT

There are currently 367 licensed Home Inspectors.

BOARD COUNSEL REPORT

Mr. Judy advised he will review notes made by Mr. Jones at the June meeting and will present an amended version of 815 KAR 6:___ Persons Not Licensed to Show Cause at the next board meeting.

OCCUPATIONS AND PROFESSIONS REPORT

Mrs. Woodson informed the board of the current events of O&P including improvements made to the KY Business One Stop (KBOS) registration page for license renewals, licensees can contact The Commonwealth Office of Technology (COT) to retrieve their username and password for KBOS, and a reminder to coordinate with Susan Ellis to arrange for paid meeting space outside of O&P to ensure that boards receive the state government rate. Mrs. Woodson also advised that Janet Cox, Operations Section, will be retiring at the end of July after more than 28 years of state service, Nicole Biddle is the newest board attorney for O&P, and a reminder to keep Board Administrators aware of any new budget items or significant budget item changes for the next biennial budget (July 2016-June 2018). Lastly, a reminder to contact Gordon Slone, the Executive Director of O&P, in regards to upcoming board appointments and upcoming expirations.

OLD BUSINESS

Mr. Chandler is in the process of setting up a meeting with Jack Coleman at the Department of Housing, Buildings and Construction about the move back to their office.

The Board reviewed the proposed draft of 815 KAR 6:080. The board will further review this proposal at the next board meeting.

Mr. Johnson and Mr. Wenk are in the process of completing the monthly newsletter to be posted to the board's website. Mrs. Woodson will post to the Board's website and email to all licensees once it is available.

NEW BUSINESS

The board reviewed the correspondence from Justin Blevins, K & B Botts Enterprises, Inc. The board determined that Mr. Blevins' questions are in regards to KRS 165A.310-165A.410 for Proprietary Education. Mrs. Woodson will respond to Mr. Blevins recommending that he contact the Kentucky Commission on Proprietary Education.

EDUCATION COMMITTEE REPORT

The Education Committee made the following recommendations:

Kentucky Real Estate Inspectors Association (KREIA) continuing education courses ***approved***:

- 203K Consultant For the Home Inspector – 4 hrs
- Report Writing Blueprint Outline – 2 hrs
- Defensive Report Writing – 3 hrs
- Kentucky Law – Mock Trial II – 3 hrs
- Typical Structural Foundation Problems in Homes -3 hrs
- Manufactured Housing (adding an additional instructor)

National Property Inspections, Inc. ***approved*** as a Pre-Licensing Course Provider

Mr. Farris seconded the Committee's recommendation and the motion carried.

International Association of Certified Home Inspectors ***approved*** as a Pre-Licensing Course Provider with the option to withdraw the application and request a refund due to upcoming law changes affecting distance learning.

Mr. Oerther seconded the recommendation and it carried.

Kentucky Real Estate Inspectors Association (KREIA) continuing education courses ***denied*** for not being relative to the licensure laws or the practice of home inspectors in Kentucky:

- 10 Ways to Get 10 More Referrals per Month
- Mike Crow's Marketing Secret Formula

Mr. Johnson seconded the Committee's recommendation and the motion carried.

Mr. Wenk made a motion to post a statement on the KBHI website advising the public that 815 KAR 6:010 Section 1 (8)(a)(9)(b) does not require direct supervision by a Kentucky licensed home inspector, but that the home inspection reports completed are required to be reviewed by a Kentucky licensed home inspector. Mr. Oerther seconded the motion and the motion carried.

APPLICATIONS COMMITTEE

The Applications Committee recommended the following:

- Initial licensure applications to be *approved* – Russell Cloyd, Jerry Epling, Jeremiah Martin, Josiah Super, and Michael Turner
- Initial licensure applications to be *deferred* – David Clark, Chis Robison

Mr. Farris seconded the Committee's recommendation and the motion carried.

- Initial application to be *denied* – Peyton Jones

Mr. Wenk seconded the Committee's recommendations and the motion carried.

- Renewal applications to be *approved* – William Haydon, Nathan Jared, John Miller (inactive), and Jeffery Watt (inactive)

Mr. Wenk seconded the Committee's recommendations and the motion carried.

COMPLAINTS COMMITTEE

Mr. Farris motioned for the Board to begin a closed session pursuant to KRS 61.810 (1)(c) to discuss 2015-06. Mr. Oerther seconded the motion and the motion carried. Mr. Buchanan motioned for an investigation to be started for 2015-06. Mr. Oerther seconded the motion and the motion carried. Mr. Farris motioned for the Board to resume an open meeting session, Mr. Johnson seconded the motion and the motion carried.

The Complaints Committee reported the following cases are ongoing:

- Romancik
- 2014-01
- 2014-02
- 2015-03
- 2015-06

TRAVEL AND PER DIEM

Mr. Farris made a motion to approve the travel and per diem for members attending today's meeting. The motion, seconded by Mr. Tong, carried.

NEXT MEETING

The next meeting is scheduled for Tuesday, August 11, 2015 at 10:00am at the Office of Occupations and Professions in Frankfort, KY.

ADJOURNMENT

Mr. Johnson made a motion to adjourn at 12:32p.m. The motion was seconded by Mr. Wenk and carried.

Minutes prepared by Megan Woodson on July 14, 2015